

United States Department of the Interior
National Park Service

NATIONAL REGISTER
LISTED

NOV 17 2005

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Wabaunsee District #1 Grammar School

Other name/site number _____

2. Location

Street & number 56 Center Street ☐ not for publication

City or town Wabaunsee ☐ vicinity

State Kansas Code KS County Wabaunsee Code 197 Zip code 66547

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

Christy Davis

9/29/05

Signature of certifying official/Title
Kansas State Historical Society

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of commenting official /Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is

Signature of the Keeper

Date of Action

☐ entered in the National Register. ☐ See continuation sheet.

☐ determined eligible for the National Register ☐ See continuation sheet.

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other, (explain:)

Wabaunsee District #1 Grammar School
Name of Property

Wabaunsee County, Kansas
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	4	buildings
		sites
		structures
		objects
1	4	total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Historic Public Schools of Kansas MPN

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter Categories from instructions)

Education: grammar school

Current Functions

(Enter categories from instructions)

Primary Residence

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Italianate

Materials

(Enter categories from instructions)

Foundation: STONE: Limestone

Walls: WOOD: Weatherboard

Roof: ASPHALT

Other:

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Wabaunsee District #1 Grammar
School

Name of Property

Wabaunsee County, Kansas

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

Architecture

Education

Period of Significance

1888 -1948

Significant Dates

1888 -1948

Significant Person

(Complete if Criterion B is marked above)

NA

Cultural Affiliation

N/A

Architect/Builder

Unknown

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

Wabaunsee District #1 Grammar School

Name of Property

Wabaunsee County, Kansas

County and State

10. Geographical Data

Acreage of Property 0.6 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	4	7	2	9	1	0	0	4	3	3	6	1	2	0
Zone		Easting						Northing						
2														

3														
Zone		Easting						Northing						
4														

☐ See continuation sheet**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title Bryan Glaser

Organization

Date 08/11/05

Street & number 56 Center Street

Telephone work: 785-537-4750 ext. 156, home: 456-1842

City or town Wamego

State KS

Zip code 66547

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner

Name Bryan Glaser

Street & number 56 Center Street

Telephone Work: 537-4750 ext. 156 Home: 456-1842

City or town Wamego

State KS

Zip code 66547

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16) U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503

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Wabaunsee District #1 Grammar School,
Wabaunsee County, KS

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Architectural Description

Wabaunsee District #1 Grammar School is located on the southwest corner of Locust and Center Streets in Wabaunsee, Kansas. The building faces eastward and is situated on .6 acre south of the Kansas River in the Flint Hills of Wabaunsee County. Built in 1888, this 26' x 40' building features a late nineteenth-century vernacular architectural style with a symmetrical and rectangular form. There are four non-contributing buildings located on the property west of the school building: a concrete outhouse, wood frame shed, tin shed, and a mobile home.

Exterior

The hip roof is approximately 20 feet at its peak and has a 7/12 pitch with asphalt composition shingles. There are four widely spaced pairs of decorative brackets located under the soffits of each elevation. A projected entrance framed by a pediment with four pairs of decorative brackets is centrally located on the east elevation. A modern wood patio entrance leads to the entrance. There is a small (10' x 12') rear addition with a hip roof, south-facing door, and three casement windows. The date of the addition is unknown, but photographs suggest it pre-dates 1943.

The main section of the building contains ten windows with dimensions of 86"x 33" – three on each side elevation, two on the front and rear each. Except for the rear (west) elevation, which features 1-over-1 aluminum windows, the original 4-over-4, double-hung wood windows remain intact. The building's walls measure 8" thick.

A bell tower was originally located atop the projected entrance, but was removed at least thirty years ago.

Interior

While the exterior retains a high degree of architectural integrity, the interior features several alterations because the building now serves as a one bedroom, single-family residence with a kitchen, bathroom, and central heat/air conditioning. The ceiling retains its original height of 12 ¾' and tongue-and-groove construction. Other original features remain intact include a chalkboard, tongue-and-groove wood flooring, wainscoting, 8 of 10 wood windows, and wood trim.

Changes include a loft that has been constructed above the bedroom and den, a replacement front door with a screen door, and the installation of a kitchen and bathroom. The original entrance featured a vestibule and two cloakrooms. The entryway/vestibule (8'9" x 6'9") has been modified in that the wall and door separating the South cloakroom have been removed and is now a single room approximately 7'10" x 15' 10". The North cloakroom (8'3" x 7'10") remains intact. The lathe and plaster walls in the entire building have been replaced with sheetrock. These modifications were done around 1990.

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Wabaunsee District #1 Grammar School,
Wabaunsee County, KS

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Each cloakroom provides access into what used to be the main schoolroom. The main classroom was originally 24'8" x 30', but the bedroom, bathroom, and kitchen now break up the open floor space. Yellow pine is used throughout the interior for flooring, wainscoting, doors, windows, and trim. The finish is mostly paint. The decorative ribbed 29" wainscoting is tongue-and-groove boards that are capped with a chair rail. The wainscoting in the North cloakroom is 70", while it is 46" in the vestibule and has been cut to 46" to match in the opened South cloakroom. The previous owner (Eric Abraham) was a porcelain artist and has installed decorative porcelain crown molding on the back of the classroom (West) wall ceiling juncture, as well as the bathroom/kitchen ceiling wall juncture.

Needed exterior repairs and improvements include roof ventilation, exterior repainting, window frames, and foundation repointing. In addition to the wallboard joints needing re-taping and mudding, the interior walls and ceiling need painting. The tongue-and-groove wood floors are original and need refinishing/repair.

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Wabaunsee County, KS

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Statement of Significance

The Wabaunsee District #1 Grammar School is being nominated to the National Register of Historic Places under Criterion A for its associations to the history of education in Kansas, and under Criterion C for its architectural significance as good local example of an Italianate influenced wood frame school building. The overall context for historic schools in Kansas is described in the Multiple Property Documentation Form, *Historic Public Schools of Kansas* (MPDF). The building is an example of the Country School property type and meets the registration requirements set forth in the MPDF. Despite the interior modifications, many original interior features remain intact and the building maintains a high degree of exterior architectural integrity.

Historical Overview

New England settlers first arrived in what is now Wabaunsee in the early 1850s, making it one of the earliest Anglo-American settlements in Kansas. The town site was selected and platted by the Beecher Bible and Rifle Company from New Haven, Connecticut, in 1856, and served as the county seat from 1859 to 1866. The company organized on February 17, 1856, when "C. B. Lines announced at a public meeting in New Haven his intention [to] organize a colony, and at an early day start for Kansas to help make it a Free State."¹ This group founded Wabaunsee's Congregational church known as the Beecher Bible and Rifle Church in 1857, which was listed on the National Register of Historic Places in 1971.

When the county organized in 1859, there were four schools operating out of private residences in Wabaunsee County. By 1883, the county boasted 63 schoolhouses. Local history books suggest Wabaunsee had two schoolhouses by 1890. A one-room stone schoolhouse built in 1879 served District #1 children in grades 1-4. Wabaunsee County records indicate School District #1 purchased lots 56, 58, and 60 on April 26, 1888, from Katie A. Thompson and husband, Charles B. Lines and wife, and Ellen Fielding and husband, respectively. Lines is the man who led a group in April 1856 from New Haven, Connecticut to form the colony. School District #1 constructed a frame schoolhouse on those lots that served grades 5-8 until 1948, when a new brick schoolhouse was built on Lots 37, 39 & 41 on next to the 1879 stone schoolhouse.

Aside from its small size, Wabaunsee prospered during the late 1870s and 1880s. Many African-American exodusters from the South settled in and around the community. The short-lived Manhattan to Burlingame railroad line passed through Wabaunsee, which brought the construction of a grain elevator and two new

¹ William G. Cutler, *History of the State of Kansas* (Chicago: A. T. Andreas, 1883). Available online at www.kancoll.org/books/cutler/index.html.

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Wabaunsee District #1 Grammar School,
Wabaunsee County, KS

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stores.² The construction of the District #1 Grammar School in 1888 may have been in response to this brief period of prosperity, which never translated into measurable economic growth or development. Despite showing signs of growth, William G. Cutler described Wabaunsee in his *History of the State of Kansas*, published in 1883, as a place absent of "characteristics peculiar to a village" whose "greatness has passed from it." With only a dozen homes, a church, school, post-office, and store, Cutler saw this place as falling short of its potential to be a key community along the Kansas River.

The Rock Island railroad line came through Wabaunsee parallel to the Manhattan to Burlingame line that was removed in 1898. In 1910, Wabaunsee welcomed the opening of the Golden Belt Highway, which connected St. Louis to Denver. These early twentieth-century developments also failed to bring prosperity to Wabaunsee.

Today, Wabaunsee remains rural in character with dirt roads, large lots, and several abandoned properties. In addition to the three aforementioned schools, the Beecher Bible and Rifle Church that dates to 1862 is extant.

School History

Wabaunsee District #1 Grammar School is an example of a country (or rural) schoolhouse as described in the context for historic schools in Kansas in the Multiple Property Documentation Form, *Historic Public Schools of Kansas* (MPDF). Also known as one- (and two-) teacher schools, one- (and two-) room schools, and common schools, these buildings typically date to the mid and late nineteenth century. The MPDF defines one-room schoolhouses:

A common, universal form emerged; the earliest buildings were typically a rectangular plan with one open room. The wood-frame schoolhouse with wood clapboard siding and stone foundation is most common, although in areas blessed with native stone, early schools were built of local limestone and sandstone. The schoolhouses typically had a simple gable roof with wood shingles and a brick or stone chimney located at the center or rear of the gable peak. The majority had a cupola or bell tower on the front gable. The common schoolhouse had three windows on each side and a single central door on the front, sometimes flanked by two windows. The interior of the schoolhouse was utilitarian with wood floors, plaster walls (sometimes with wood wainscoting), and plaster or wood

² "New Branches From Old Trees": A New History of Wabaunsee County (Wabaunsee County Historical Society, 1976).

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ceilings. The schools were heated with a wood or coal stove and furnishings were limited to students' desks, the teacher's desk, and typically a slate chalkboard.³

With three windows on each secondary elevation, two windows flanking a central entrance, wood clapboard siding, and a stone foundation, Wabaunsee District #1 Grammar School mimics the classic appearance of early common schools in form and materials. The only noticeable exterior differences are the hip roof and the absence of a bell tower. The low-pitched hip roof is part of the building's vernacular Italianate design. Photographs of the building suggest the bell tower was removed at least thirty years ago. The school's builder is unknown.

School records are scattered and few. An 1893 annual report produced by the county superintendent reveals an integrated school district with over 20 African-American students enrolled. A photograph from 1943 also shows interaction between whites and blacks at the grammar school. The school closed in 1948 when a brick school building was opened nearby to serve grades 1-8. The new school then served grades 1-8 until its closure in 1965. A former teacher recalled in a letter that the 1888 grammar school building had no plumbing during the time it served as an educational facility, and it only received electricity in 1946.

Wabaunsee School District #1 sold the lots upon which the grammar school stood (lots 56, 58, and 60) on August 21, 1948, to the Willing Workers Society of Wabaunsee, who owned it until February 9, 1988, when Roy B. Crenshaw purchased the building. Michael R. Donnelly then purchased the property October 7, 1988, and made many interior changes to the building such as installing plumbing and heating, updating the electrical wiring, and dividing the interior spaces. Eric Abraham purchased the property on October 18, 1996 and later sold it to current owner Bryan Glaser on March 16, 2004.

³ Brenda R. Spencer, "Historic Public Schools of Kansas" Multiple Property Documentation Form. (National Register of Historic Places. Kansas State Historical Society, 2005), Sec. F, p. 29.

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Wabaunsee District #1 Grammar School,
Wabaunsee County, KS

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Bibliography

Business Directory and History of Wabaunsee County. Topeka: Kansas Directory Company of Topeka, KS, 1907.

Cutler, William G. *History of the State of Kansas.* A. T. Andreas, Chicago, IL: 1883. Available online at www.kancoll.org/books/cutler/index.html

"New Branches from Old Trees" : A New History of Wabaunsee County. Wabaunsee County Historical Society, 1976.

"Stories of the Past": The Third Edition of Wabaunsee County History. Wabaunsee County Historical Society, 2000.

Wabaunsee County Register of Deeds. Alma, Kansas.

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Wabaunsee District #1 Grammar School,
Wabaunsee County, KS

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Verbal Boundary Description

The nominated property includes Lots 56, 58, and 60 in Wabaunsee, Kansas.

Boundary Justification

This was the original site for the school.

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Wabaunsee District #1 Grammar School,
Wabaunsee County, KS

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Photographic Information

The following information is consistent for all photographs

1. Wabaunsee District #1 School
2. Wabaunsee County, KS
3. Photograph by Sarah J. Martin
4. August 10, 2005
5. Digital images on file at the Kansas State Historical Society

The following information is applicable to specific photographs

6. View from the east
7. Photo #1

6. View from the south
7. Photo #2

6. View from the west
7. Photo #3

6. View from the northeast, bracket detailing
7. Photo #4

6. View from the northeast, window
7. Photo #5

6. View from the west, non-contributing shed
7. Photo #6

6. View from the north, non-contributing shed
7. Photo #7

6. View from the south, non-contributing outhouse
7. Photo #8

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- 6. Interior, Entryway and coat closet, view from the south
- 7. Photo #9

- 6. Interior, chalkboard
- 7. Photo #10

- 6. Interior, living space
- 7. Photo #11

WABAUNSEE DISTRICT #1
GRAMMAR SCHOOL

NC

WABAUNSEE, KS

NC

NC

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NC

26'

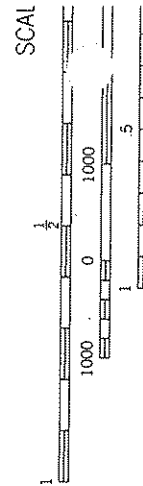
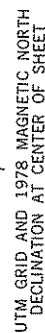
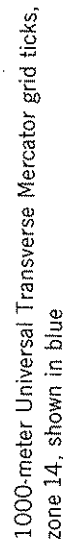
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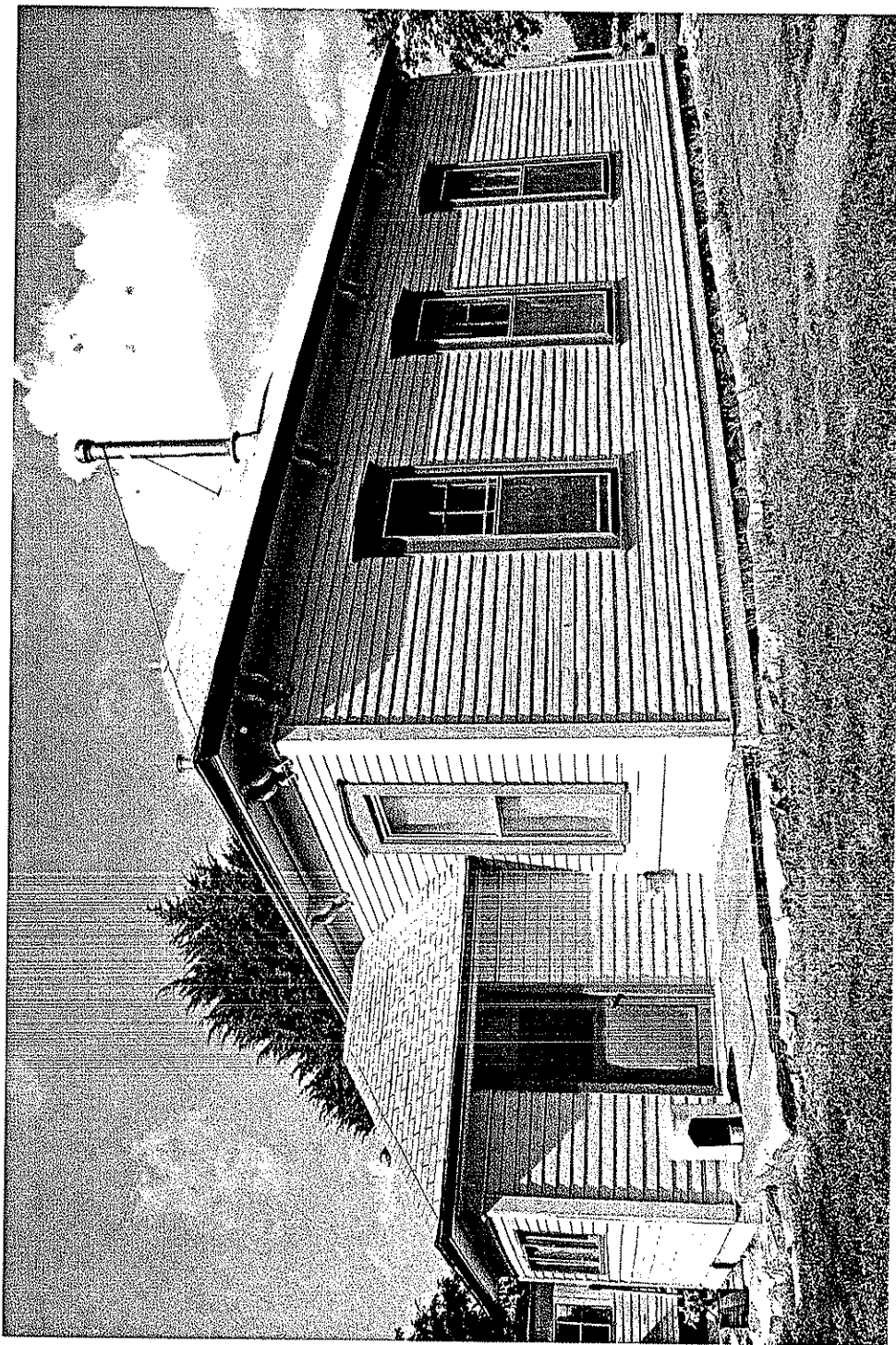


CONTOUR I
NATIONAL GEODETIC

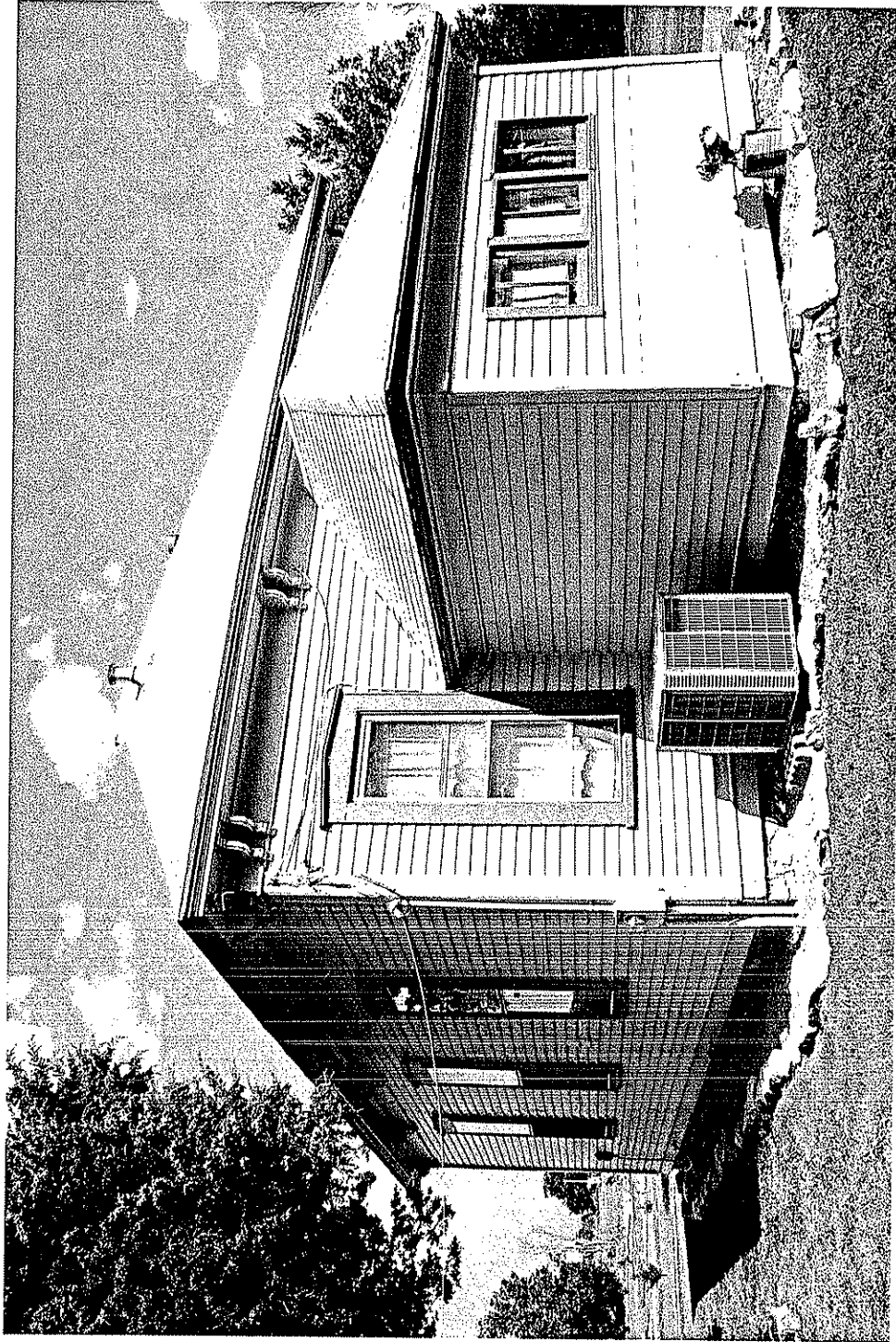
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AND STATE GEOLOGICAL SURVEY
A FOLDER DESCRIBING TOPOGRAPHIC MATERIAL



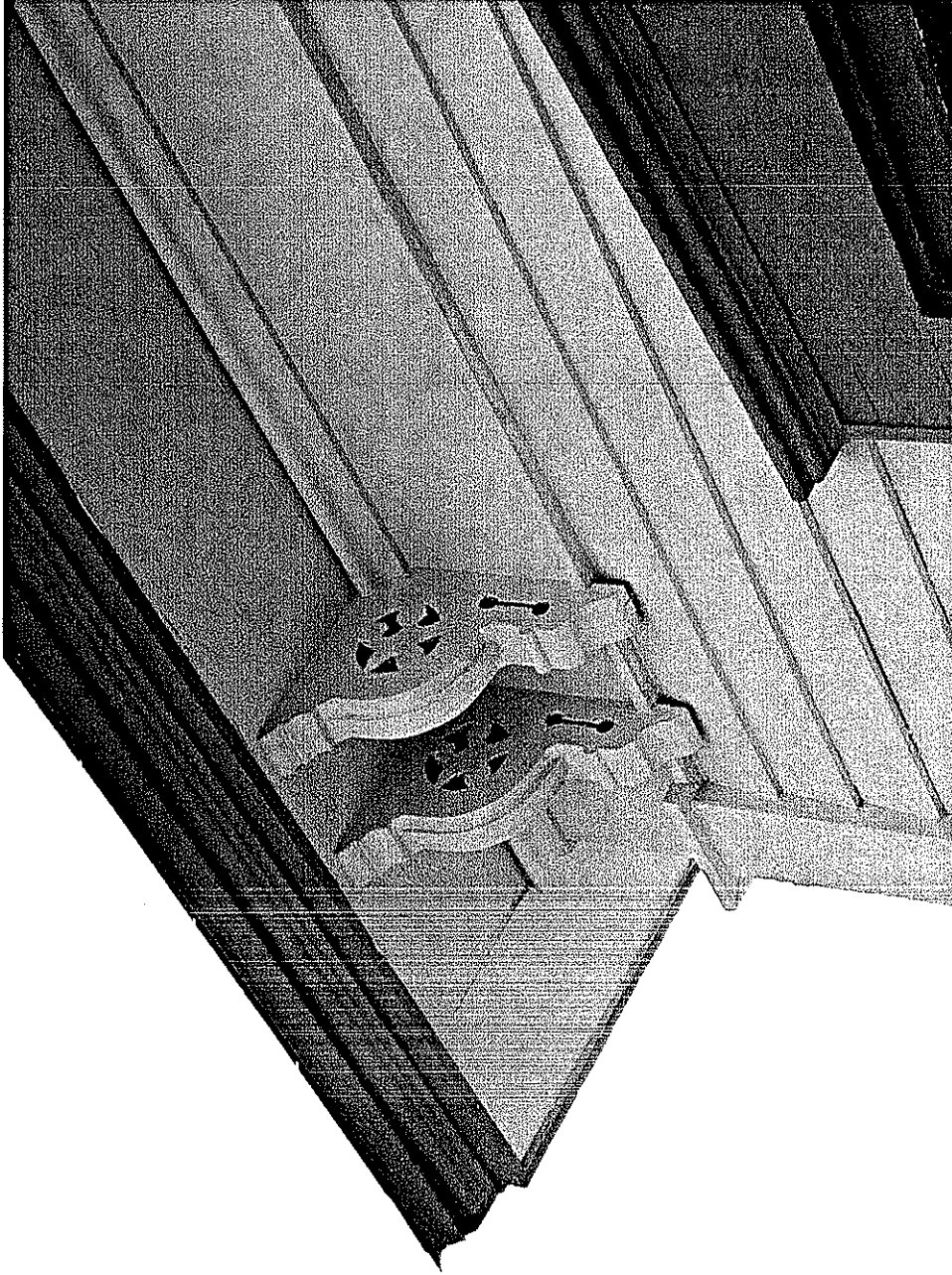
Wabunsee District #1 Grammar School
Wabunsee Co., KS ①



Wabunsee District #1 Grammar School
Wabunsee Co., KS (2)



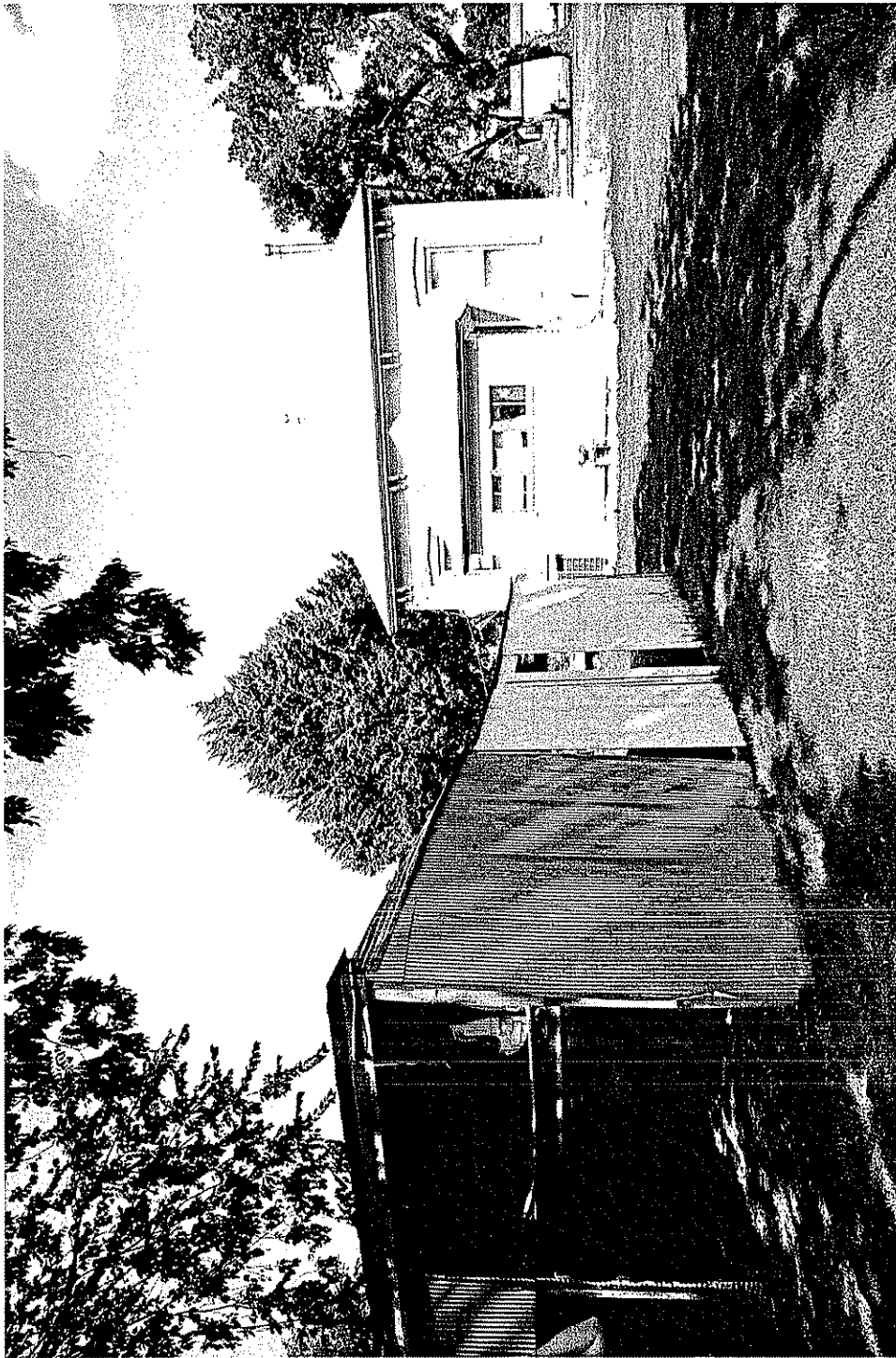
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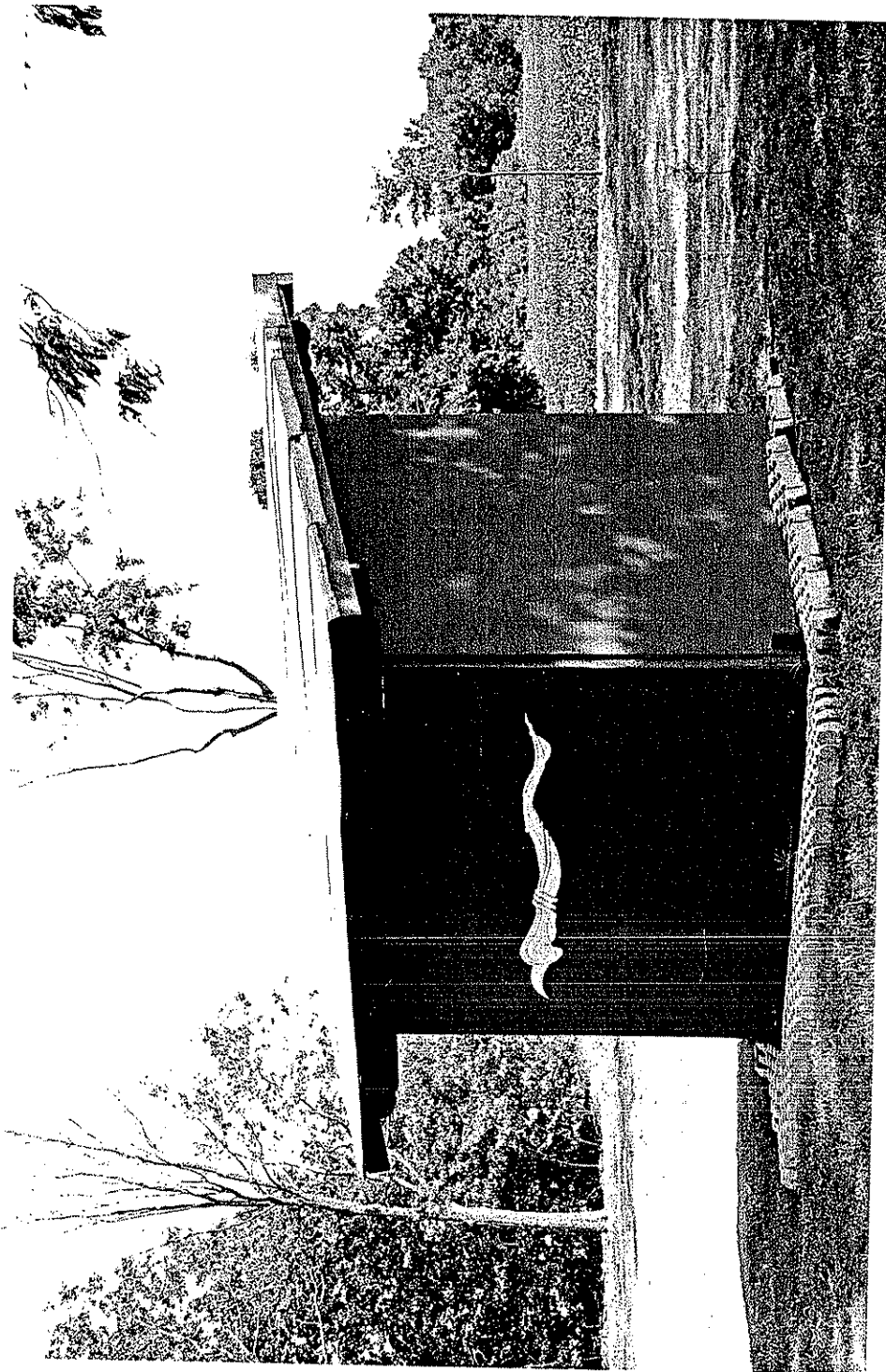
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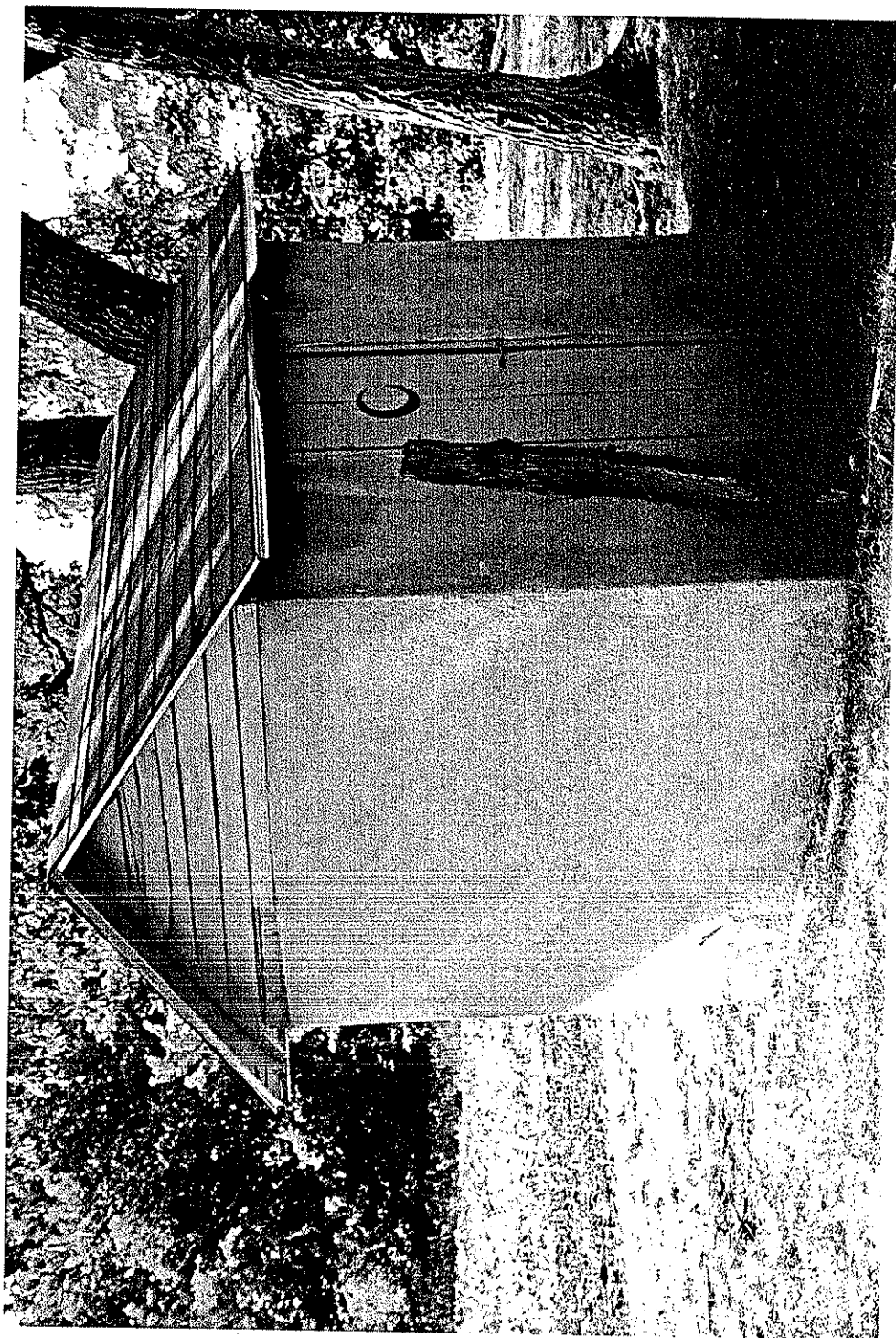
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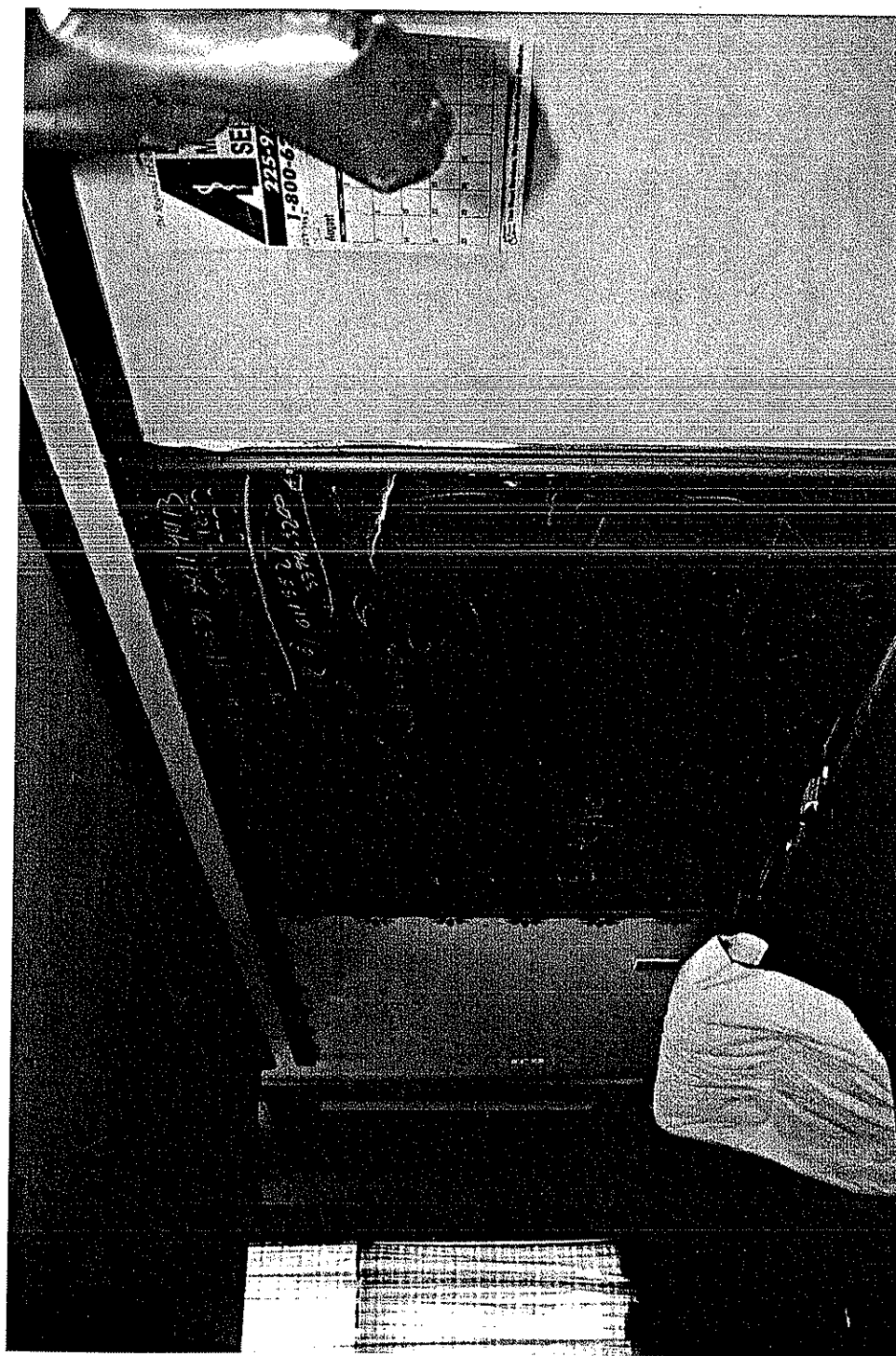
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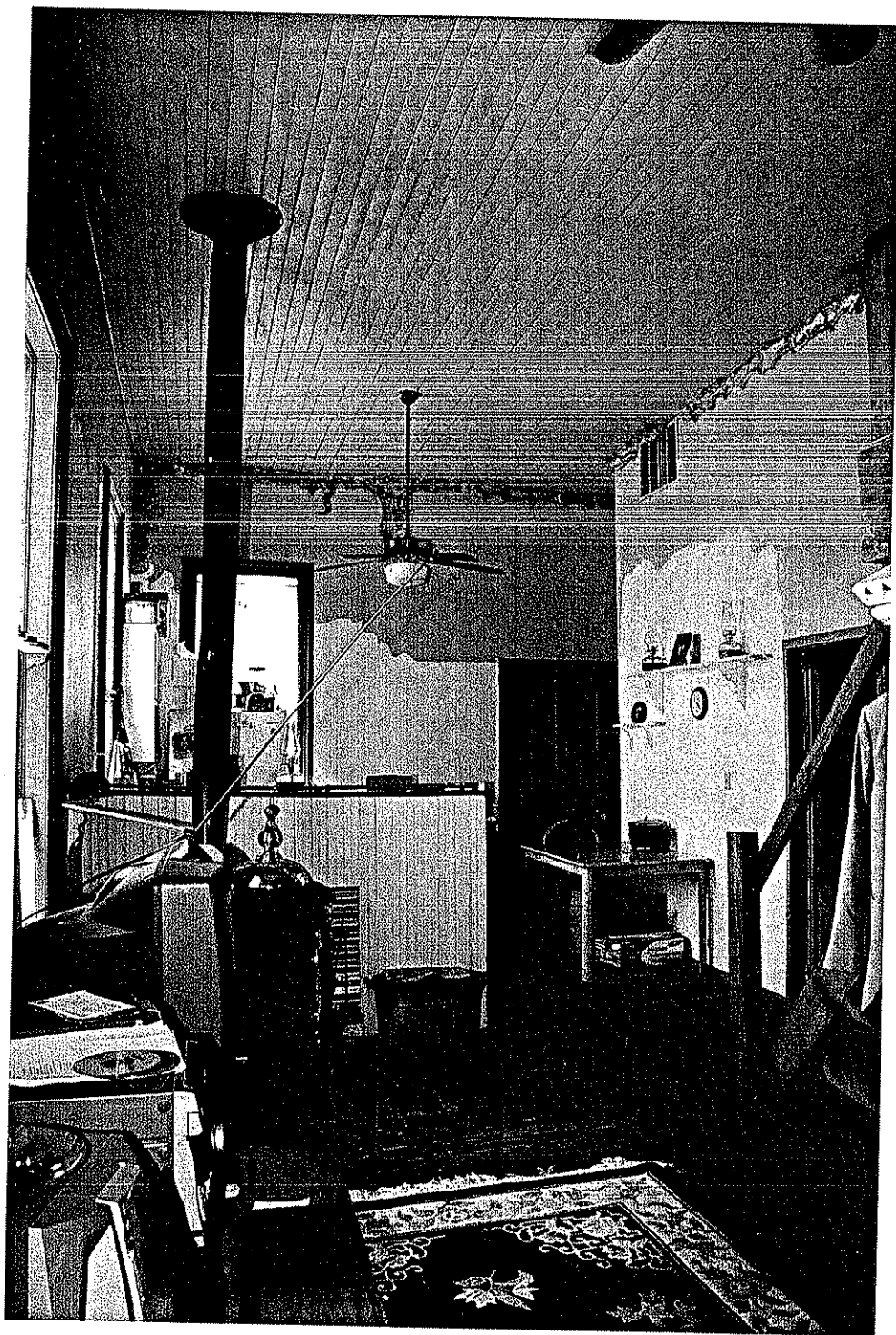
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Wabounee District #1 Grammar School
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Wabauusee District #1 Grammar School
Wabauusee Co., KS (10)



Wabunsee District, Grammer Dejos
Wabunsee Co., KS (11)